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LIBERIA LAND GOVERNANCE SUPPORT ACTIVITY

QUARTERLY REPORT, FY18 Q3
(APRIL-JUNE 2018)



JULY 2018

This publication was produced for review by the United States Agency for International Development. It was prepared by Tetra Tech.

This publication was produced for review by the United States Agency for International Development by Tetra Tech, through the Liberia Land Governance Support Activity, Contract No: AID-OAA-I-12-00032, Task Order No: AID-669-TO-15-00003.

This report was prepared by:

Tetra Tech

159 Bank Street, Suite 300

Burlington, Vermont 05401 USA

Telephone: (802) 495-0282

Fax: (802) 658-4247

Email: international.development@tetrattech.com

Tetra Tech Contacts:

Yohannes Gebremedhin, Chief of Party

yohannes.gebremedhin@tetrattech.com

Lauren Dees-Erickson, Deputy Chief of Party

Lauren.dees-erickson@tetrattech.com

Megan Huth, Project Manager

megan.huth@tetrattech.com

David Felson, Deputy Project Manager

david.felson@tetrattech.com

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DISCLAIMER

The author's views expressed in this publication do not necessarily reflect the views of the United States Agency for International Development or the United States Government.

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ACRONYMS AND ABBREVIATIONS

ADR	Alternative Dispute Resolution
APLSUL	Association of Public Land Surveyors of Liberia
CNDRA	Center for National Documents and Records Agency
COP	Chief of Party
CSA	Civil Service Agency
CSO	Civil Society Organization
DEN-L	The Development Education Network-Liberia
DLSC	Department of Lands, Survey and Cartography
FAQ	Frequently Asked Question
FCI	Foundation for Community Initiative
FTI	Forest Training Institute
GEP	Geomatics Education Program
GOL	Government of Liberia
GPS/GIS	Global Positioning System/Geographic Information System
IOM	International Organization for Migration
IT	Information Technology
IVAL	Institute of Valuation and Appraisal of Liberia
LGSA	Land Governance Support Activity
LISGIS	Liberia Institute of Statistics and Geo-Information Services
LLA	Liberia Land Authority
LRB	Land Rights Bill
LRC	Legal Reform Commission
MEL	Monitoring, Evaluation, and Learning
MIA	Ministry of Internal Affairs
MPARD	Movement for the Promotion of Agriculture and Rural Development
NGO	Nongovernmental Organization
NSDI	National Spatial Data Infrastructure
PIDS	Performance Indicator Database System
SDI	Sustainable Development Institute
STARR	Strengthening Tenure and Resource Rights

UNDP	United Nations Development Programme
UNMIL	United Nations Mission in Liberia
USAID	United States Agency for International Development
WLRTF	Women's Land Rights Task Force

EXECUTIVE SUMMARY

USAID/Liberia contracted Tetra Tech as the Prime Contractor to implement the Land Governance Support Activity (LGSA) Task Order under the Strengthening Tenure and Resource Rights (STARR) Indefinite Delivery/Indefinite Quantity Contract. LGSA supports the establishment of more effective land governance systems, ready to implement comprehensive reforms to improve equitable access to land and security of tenure, so as to facilitate inclusive sustained growth and development, ensure peace and security, and provide sustainable management of the environment. Tetra Tech and partners Landesa, CDR Associates, Sustainable Development Institute (SDI), and Parley form a collaborative team providing technical and organizational assistance to the Government of Liberia (GOL), civil society, and communities in their land rights reform process.

In this quarter, LGSA and USAID had discussions on the recommendations of external reviewers who recently concluded examining the performance and appropriateness of the design of LGSA. Based on the discussions with USAID LGSA adjusted the focus of its activities in a balanced way. Accordingly, LGSA focused on strengthening the regulatory and policy framework for land governance, especially in the areas of land surveying and land dispute; provided scaled up gender mainstreaming support to the Liberia Land Authority (LLA), target communities and civil society organizations; begun in earnest the implementation of the pilot methodology for the recognition of community land rights; and scaled up public awareness and outreach activities.

During this quarter, LGSA provided technical support to the LLA in providing IT and technical support with respect to the LLA's organizational structure and staffing and institutional development. Specifically, LGSA continued to provide high-speed internet to the Land Authority building and provided an email domain name that allows all LLA staff members to have official uniform email addresses. With the transition period of the LLA recently ending in June 2018, the LLA staff are expected to gradually move their official work over to the official accounts. LGSA supported the LLA with respect to the development and hosting of their website. An LGSA service provider continues to work closely with the LLA to design the website in a way that will best highlight the work of the LLA. In the upcoming quarter, the website will be finalized, training will be completed, and the LLA will be able to independently upload content to the website that reflects their goals and current work.

LGSA continued assisting the LLA with the process of transitioning of resources from other institutions into its fold. Throughout this process, LGSA continued providing advice and supporting the LLA with the preparation work plans and job descriptions on "as requested" basis. The transition of staff from the Civil Service Agency (CSA) to the LLA was expected to be completed by the end of quarter three but has been delayed for various reasons including management issues within the CSA and inaccuracies in the list of staff names submitted to the LLA and CSA. However, since the top management issue at the CSA is resolved and the inaccuracies that were reflected in the list of names from the Center for National Document and Records Agency (CNDRA) and the Ministry of Internal Affairs (MIA) are fully rectified and the discussions with respect to land surveyors is anticipated to result in correcting the anomalies in the list of staff names, the transition process will very likely be completed in the next quarter.

In the quarter, LGSA provided advisory support with respect to issues pertaining to LLA's critical activities including issues surrounding land disputes, public land management, urban land use planning, land registration, preservation of the Department of Land, Surveys and Cartography (DLSC) documents and establishing spatial data infrastructure. In pursuance of its support to the LLA's institutional development, in the last quarter LGSA assisted the LLA in appropriately conceptualizing the development of a comprehensive management strategy for the Land Authority, including planning for a Commissioners retreat and prioritization of short-term Land Authority activities. The plan to hold the

Commissioners retreat was implemented in the reporting quarter. The retreat was assessed by LGSA and the LLA in terms of achieving its main objectives, i.e. forging common understanding and clarity of direction and responsibilities within the Board of Commissioners and building consensus and resolving management issues relating to efficient use of the knowledge and experiences of individual members of the Board of Commissioners.

In this quarter, LGSA assisted the LLA in preparing two draft regulations: 1) draft Land Survey Regulations; and 2) draft Land Surveyors Regulations. The first draft Land Survey Regulations has been completed and was presented to an open forum of survey stakeholders for review and refinement. The final draft of the Survey Regulations has been presented to the LLA for its adoption process. LGSA has prepared a first draft of the Land Surveyors Regulations. The first draft Land Surveyors' Regulations will be presented for consultations in an open forum of land surveyor stakeholders in the next quarter. In the meantime, LGSA has started conducting targeted consultations on the draft with different stakeholders. It is planned that LGSA and LLA will refine and complete the draft land surveyors' regulations in the next quarter.

LGSA, in partnership with the Carter Center, supported the LLA to hold a workshop on the Development of a National Legal Framework for Alternative Dispute Resolution (ADR) on Land from June 20 to 22, 2018. At the end of the two and a half day discussions, the participants resolved to make ADR mandatory for cases that are brought before the court system. Among other things, the participants also agreed unanimously that Chapter 64 of the Civil Procedure Law on Arbitration be amended to include a mandatory procedure on land ADR, and that the Law Reform Commission (LRC) shall lead the process to develop the draft amendment. With respect to customary procedures on land ADR, it was suggested and agreed that a proposal will be made to incorporate the said procedures in the draft Local Government Act under consideration by the National Legislature. In addition, LGSA Chief of Party engaged the LLA on the Land Rights Bill in anticipation of the LLA's series of meetings with the Senate, which have occurred afterwards. The LLA worked with pertinent senators, representatives of the Civil Society Working Group on Land and the Women's Land Rights Task Force (WLRTF) to reconcile divergent positions on some provisions contained in the Land Rights Bill. After the working session that took place at the Senate, LGSA has been informed about encouraging progress in this regard.

In this quarter, LGSA worked directly with the Ministry of Education to facilitate the fulfillment of the requirements for establishing the geomatics education program (GEP). LGSA's effort in this regard culminated in obtaining approval for the Forest Training Institute (FTI) to launch and operate the GEP and accreditation of the courses that will be offered by the program. Moreover, in accordance with a pre-designed plan, LGSA administered entrance tests for applicants to the program in five different locations. The first course of studies is planned to begin in October 2018.

During the reporting period, LGSA intensified its communications and outreach activities and programs. The activities focused on supporting the LLA to improve its visibility in Liberia and to facilitate communications between the LLA and different communities in different counties. The visibility and outreach efforts concentrated on the services being rendered by the LLA and progress and challenges in the land reform process. As such, LGSA worked with the LLA in embarking on a major outreach in the south east of the country creating awareness first on the establishment of the LLA, its mandate, functions and powers. The awareness also introduced the Board of Commission to the counties. LGSA printed and put to use a Frequently Asked Questions (FAQs) brochure as a tool for informing Liberians about the land sector. Furthermore, LGSA worked closely with the media and individual journalists in relation to communications about the land sector.

LGSA carried out significant gender responsive activities in the reporting quarter. LGSA's gender mainstreaming efforts focused on supporting the LLA to establish a Gender Unit that would help

strengthen gender integration in the land reform processes in Liberia. LGSA supported the LLA to announce the establishment of the Gender Unit at the same time that the LGSA Study on Women's Land Rights was launched. Key stakeholders including government, civil society and NGOs in the land sector were brought together to celebrate the establishment of the Gender Unit at the LLA and to discuss the findings of the Women's Land Rights Study. In addition, LGSA assisted the LLA in developing a six-month work plan for the Unit and provided technical support to the Commissioner responsible for Policy and Planning to strategize modalities including fund raising and capacity development to enhance the full operationalization of the Gender Unit. Furthermore, LGSA's Gender and Land Specialist provided technical assistance to the WLRTF to amend the current version of the Land Rights Bill in ways that ensure the incorporation of gender safeguards.

With respect to LGSA's pilots for the recognition of community land rights, LGSA sub-contractor SDI began community entry/re-entry in the three pilot communities in Lofa County (Gizima, Valvalah and Palama). They held introductory meetings with government, private sector and community members. SDI selected and trained two community animators per community who will be the points of contact for the project and liaise community concerns to SDI and LGSA next steps to the community. Based on previous work under the Tenure Facility and subsequent meetings under LGSA, SDI drafted community profiles for Gizima, Valvalah and Palama communities that will be used to inform the activities on governance. Although rainy season has slowed down progress, SDI continues to make incremental gains towards satisfying their contractual obligations. Parley signed their subcontract in June 2018; therefore, their work in the four pilot communities (Kpatawee and Kporyorquelleh in Bong County and Dubuzon and Gayea in Nimba County) has only just begun.

I.0 INTRODUCTION

USAID/Liberia contracted Tetra Tech as the Prime Contractor to implement the Land Governance Support Activity (LGSA) Task Order under the STARR Indefinite Delivery/Indefinite Quantity Contract. Tetra Tech and partners Landesa, CDR Associates, Sustainable Development Institute (SDI), and Parley form a collaborative team providing technical and organizational assistance to the Government of Liberia (GOL), civil society, and communities in their land rights reform process. LGSA is applying USAID's collaborating, learning, and adapting principles through the demand-driven support to the land reform agenda led by the GOL.

LGSA continues USAID's engagement in the land sector reform underway in Liberia through support to the Liberia Land Authority (LLA) in its establishment and its implementation of the Land Rights Policy. While LGSA is structured with four project components (see text box) the focal points of LGSA are the establishment and operationalization of the LLA, support to the land legal and regulatory framework, and development of methodology for the implementation of the provisions of the Land Rights Policy (Law) with respect to the recognition of customary tenure.

LGSA Components

Component 1: Strengthening the policy, legal and regulatory framework for land governance

- Provide advisory support and recommendations for land policy and legal and regulatory reform,
- Develop and disseminate public information on proposed reforms, and
- Conduct and disseminate policy research.

Component 2: Improvement of human and institutional capacity for land governance

- Support institutional transition to the Liberia Land Authority,
- Support decentralized management and institutional capacity development, and awareness of GOL land governance institutions,
- Support training in land governance and administration, and
- Public outreach and awareness campaigns

Component 3: Conduct action research to support provisions of the land rights policy and land rights law

- Develop a learning agenda followed by the development and field testing of processes for customary land rights implementation,
- Facilitate community-led processes to strengthen community land governance, including capacity building of communities, local institutions, and stakeholders.

Component 4: Strengthen civil society, private sector, and citizen engagement in land governance

- Develop and manage grants under contract supporting civil society and private sector entities engaged in land governance activities, and
- Strengthen private professional organizations and facilitate the establishment of public-private partnerships in activities surrounding land administration.

I.1 LGSA WORK PLAN IMPLEMENTATION

In Year 3, LGSA is focused on assisting the LLA in building solid foundations upon which a functioning land administration and management systems can be established. LGSA continues the practice of embedding its Chief of Party (COP) within the LLA to provide advisory support on various issues pertaining to land management and administration. Specifically, in this reporting period, the COP and other LGSA technical advisors including the Land Governance Adviser, the Land Administration Specialist, and the Communications and Outreach Specialist who are all embedded part-time within the Authority, assisted the LLA in matters pertaining to public land management, transitioning of staff from

other land administration agencies, urban land use planning, land registration, documentation, maps, reports and processes, inventory of the Department of Land Surveys and Cartography (DLSC) documents, land disputes, and communications and outreach related matters.

Significant meetings were held with respect to donor coordination. A number of meetings and communications took place with the World Bank with the objective of ensuring coordinated implementation of the LGSA and forthcoming World Bank projects. In addition, a general donor meeting was convened to inform each other on who has been (or is planning) to do what in the land sector.

2.0 FY18 QUARTER 3 ACTIVITIES

LGSA priorities in the first two quarters of Year 3 concentrated on supporting the institutional development of the LLA, including facilitating the transitioning process of staff and resources from other land agencies as well as supporting the implementation of the Land Authority Act. However, following the “Pause and Reflect” exercise that the project had in quarter 2 and quarter 3, LGSA needed to adjust its focus in a balanced way. Accordingly, in quarter 3, LGSA focused on assisting the LLA to strengthen the regulatory and policy framework for land governance, especially in the areas of land surveying and land dispute; provided scaled up gender mainstreaming support to the LLA, target communities and civil society organizations; begun in earnest the implementation of the pilot methodology for the recognition of community land rights; and scaled up public awareness and outreach activities. These activities are discussed in detail in the following sections.

2.1 LIBERIA LAND AUTHORITY

The LLA received the approval to transition the staff and functions of the DLSC, the Deeds Registry Division of the Center for National Documents and Records Agency (CNDRA), and the Ministry of Internal Affairs (MIA) County Land Commissioners in October 2017. In this regard, the LLA has held continuous discussions with all stakeholders. The participants of the discussions held under the auspices of the Civil Service Agency (CSA) were heads of agencies of the CSA, General Service Agency, the Ministry of Mines, and Energy, CNDRA and MIA. However, institutional issues associated with the election and various other practical issues pertaining to civil service regulations required longer time than anticipated and the transition has not been completed yet.

Soon after the new administration came to office in early January 2018, the LLA resumed bilateral discussions with the MIA, CNDRA, and the Ministry of Mines and Energy with respect to transitioning of relevant staff, functions and other resources to the LLA. While the bilateral discussions have remained on track, the resumption of the collective discussions under the auspices of the CSA had stalled due to delay in the appointment of the Head of the CSA.

With the appointment of the Head of CSA in mid-June 2018, the formal discussions resumed in earnest and an agreement was reached that the relevant resources and functions shall be transferred to the LLA by the end of July 2018. Discussions on the transfer of resources are still ongoing. While there is clear agreement on the principle for transferring relevant resources from the Ministry of Mines and Energy, vetting of the DLSC staff that can be transferred in accordance with the Civil Service regulations is still ongoing. It is anticipated that the LLA will be able to transition land administration functions and absorb the essential staff of DLSC by the end of July 2018.

Due to the delay in transferring resources from MIA, CNDRA and Ministry of Mines and Energy, the LLA has resolved to extend the transitional period by six months.

2.1.1 OPERATIONALIZATION OF THE LIBERIA LAND AUTHORITY

IT Support to LLA. During this quarter, LGSA provided technical support to the LLA in providing IT support and technical support with respect to organizational structure and staffing and institutional development. LGSA continued to provide high-speed internet to the Land Authority building. The LGSA team provided an email domain name that allows all LLA staff members to have official uniform email addresses. Although not all members of the LLA have begun using their new email addresses, with the transition recently ending, the LLA staff are expected to gradually move their official work over to the official accounts.

Website Development and Website Hosting. During this reporting period, LGSA posted an RFQ to identify a company that could design a website for the Land Authority. The LGSA team was particularly interested in an organization that had previous experience working with government counterparts, and had the ability to dedicate time to training LLA staff in how to manage the back end of the website, including the uploading of content. The winner of the RFQ process is a company called Comax Inc. Comax has extensive experience with designing both governmental and NGO websites. They have begun working closely with the LLA to design the website in a way that will best highlight the work of the LLA. In the upcoming quarter, the website will be finalized, trainings will be completed, and the LLA will be able to independently upload content to the website that reflects their goals and current work.

Organizational Structure and Staffing. In the quarter, LGSA continued to support the LLA with reviewing and defining key technical level staffing requirements and developing job descriptions for senior level management and key technical staff. The transition of staff from the DLSC, MIA, and the Deeds Registry continued to be deliberated upon bilaterally by and between the LLA and the MIA, by and between the LLA and the Ministry of Mines and Energy, and between the LLA and CNDRA. It is to be recalled that the employment documents of all essential staff from these agencies have been transferred to the CSA for vetting purposes. It is expected that the staff remaining after the vetting is completed will be transferred to the LLA.

The transition of staff from the CSA to the LLA was expected to be completed by the end of quarter 3 but has been delayed for various reasons including management issues within the CSA and inaccuracies in the list of staff names submitted to the LLA and CSA. However, since the top management issue at the CSA is resolved and the inaccuracies that were reflected in the list of names from CNDRA and MIA are fully rectified and the discussions with respect to land surveyors is anticipated to result in correcting the anomalies in the list of staff names, the transition process will very likely be completed in the next quarter. Throughout this process, LGSA continued to support the LLA with the preparation work plans and job descriptions on “as requested” basis.

Institutional Development of the LLA. The primary mandate of the LLA is to develop policies on a continuous basis, undertake actions and implement programs in support of land governance, including land administration and management. The Land Authority Act stipulates the broad structure of the LLA as having four overarching departments: Land Administration, Land Use and Management, Land Policy and Planning, and Administration and Customer Services, each having a commissioner responsible for the respective departments, and a Chairman of the Commission.

In the context of institutional building, in the previous quarter, beyond its support with respect to organizational structures and resources that was mentioned above, LGSA provided advisory support on management styles and coordinated efforts of all members of the Board of Commissioners, the Executive Director and other members of the LLA. Furthermore, LGSA assisted the LLA in appropriately conceptualizing the development of a comprehensive management strategy for the Land Authority, including planning for a Commissioners retreat and prioritization of short-term Land Authority activities.

The retreat took place in the first week of this quarter with the main objective of forging common understanding and clarity of direction and responsibilities within the Board of Commissioners. It also aimed to discuss the then prevailing LLA management style in the context of efficient use of the knowledge and experiences of individual members of the Board of Commissioners.

LGSA Chief of Party (COP) held discussions with the Chair of the LLA and other Commissioners with respect to the outcome of the recently held Commissioner’s retreat and the continued support of LGSA to the LLA. The Chairman and other Commissioners expressed their gratitude for the support USAID/LGSA continues to give to the Authority. They also confirmed to the COP that the two-day

Commissioner' Retreat that took place in Buchanan achieved its intended purpose. They further explained that most of the administrative and operational issues that were causing confusion within the Board of Commissioners were resolved during the retreat.

It is to be recalled that the LLA, with the support of LGSA, has redirected its focus on crucial areas of land governance as a result of delay in passing the Land Rights Bill. In this Quarter, the LGSA continued providing advisory support in relation to crucial areas of focus of the LLA. These areas of focus included building the foundations of the land administration system, addressing issues relating to public land, mainstreaming Alternative Dispute Resolution (ADR), improving the land registration system, land use planning and improving the tenure security of customary land.

Legal and Regulatory Framework. In the reporting quarter, LGSA and LLA continued to operate under the standing agreement that has prevailed between the two sides to focus on drafting and issuing regulations to implement the Land Authority Act based on the delegated mandate that the LLA has been given by law rather than aiming for primary legislation. It is to be recalled that it became necessary to adopt this approach in consideration of the immediate legislative/regulatory needs and taking in to account the current reality concerning the lawmaking process in Liberia. Accordingly, in this



LGSA expert facilitating discussions

quarter, LGSA assisted the LLA in preparing two draft regulations: 1) draft Land Survey Regulations; and 2) draft Land Surveyors Regulations. The first draft Land Survey Regulations has been completed and was presented to an open forum of survey stakeholders for review and refinement. The final draft of the Survey Regulations has been presented to the LLA for its adoption process.

LGSA prepared a first draft Land Surveyors Regulations that will be presented for consultations in an open forum of land surveyor stakeholders in the next quarter. In the meantime, LGSA has started conducting targeted consultations on the draft with different stakeholders. It is planned that LGSA and LLA will refine and complete the draft land surveyors' regulations in the next quarter.



LLA Commissioners and LGSA COP attending the workshop

Following the adoption of the policy on Alternative Dispute Resolution (ADR) for land disputes by the LLA, the LLA and LGSA moved forward to planning a stakeholders' workshop to hold consultations on prioritizing and strategizing the implementation of the policy. Accordingly, the LLA, with the support of LGSA and the Carter Center, held a workshop on Development of a National Legal Framework for ADR on Land from June 20 to 22, 2018. The workshop that was held in Buchanan was attended by representatives of main stakeholders including the LLA, Land Reform Commission (LRC), the National Traditional

Council of Chiefs and Elders, the University of Liberia, Law School, the Ministry of Justice, the Liberian National Bar Association, the Carter Center, Female Association of Lawyers and other members of the

civil society. The LGSA Chief of Party and the Gender and Land Specialist also participated in the workshop.

The Ministry of Justice, the LLA and the Law Reform Commission were represented by a Deputy Minister, LLA Chairman and other Commissioners, and the Chairman of the LRC respectively. The participants reviewed the ADR methodology, processes and procedures that were piloted by the Land Commission and brainstormed strategies to develop standardized procedures for incorporating ADR in the formal legal system. At the end of the two and a half day discussions, the participants resolved to make ADR mandatory for cases that are brought before the court system. Among other things, the participants also agreed unanimously that Chapter 64 of the Civil Procedure Law on Arbitration be amended to include a mandatory procedure on land ADR, and that the LRC shall lead the process to develop the draft amendment. With respect to customary procedures on land ADR, it was suggested and agreed that a proposal will be made to incorporate the said procedures in the draft Local Government Act under consideration by the National Legislature.

In the reporting quarter, LGSA's continued its engagement with the LLA and the Civil Society Organization (CSO) Working Group on Land with respect to the Land Rights Bill (LRB). The adoption and enactment of the Land Rights Bill is expected to rectify gross historical injustice with respect to land ownership. At the same time, the Bill, when and if adopted and duly proclaimed, is expected to provide tenure security to the legitimate claimants of community land rights. However, there have been persistent and serious concerns voiced by members of the CSO Working Group on Land with respect to some provisions that are embodied in the latest version of the LRB. The LLA and the CSO Working Group have been working hand in hand to rectify the problematic provisions that have been incorporated in the LRB.

LGSA Chief of Party engaged the LLA on the Land Rights Bill in anticipation of the LLA's series of meetings with the Senate, which have occurred afterwards. The LLA worked with pertinent senators, representatives of the CSO Working Group on Land and the Women's Land Rights Task Force (WLRTF) to reconcile divergent positions on some provisions contained in the LRB. After the working session that took place at the Senate, LGSA has been informed about encouraging progress in this regard.

Establish a Geomatics Training Certificate Program. Surveying and mapping are important aspects of a land administration system since providing the positional referencing for all spatial data contained in the system is imperative. The surveying and mapping sector, however, lacks the technical and material resources required to respond to the current needs of Liberia. Adequate educational programs to produce skilled professionals and technicians are unavailable. To address this problem, in previous quarters, LGSA actively engaged the Forest Training Institute (FTI), located in Tubmanburg, Bomi County, and the LLA to facilitate the immediate establishment of a one-year Geomatics Certificate in Technology Program.

In this quarter, LGSA actively engaged the Ministry of Education, FTI, and the LLA to facilitate the immediate establishment of a one-year Geomatics Certificate in Technology Program. All parties continued to show interest to establish the proposed program. The Geomatics Education Program (GEP) is expected to fill a longstanding vacuum in geomatics education in Liberia. Since 1982, there has not been technical or professional level education for geomatics in Liberia. FTI, which functions under the auspices of the Ministry of Education, has offered to host a 10-month technical level certificate program of studies. In this quarter, among other things, LGSA methodically assisted the FTI in fulfilling the requirements for the establishment of the GEP. As part of this effort, LGSA assisted FTI in revising a road map of activities leading to the establishment and operationalization of the GEP that is planned to be launched in October 2018. LGSA also worked on detailed planning, including the preparation of the

first-year budget. The budget includes funding the rehabilitation of the premises to accommodate the students, procurement of equipment, and engagement of instruction staff.

LGSA also worked directly with the Ministry of Education to facilitate the fulfillment of the requirements for establishing the GEP. LGSA's effort in this regard culminated in obtaining approval for FTI to launch and operate the GEP and accreditation of the courses that will be offered by the program. Having met the requirement set by the Ministry of Education to operate a professional and technical school in Liberia, the Ministry of Education awarded a permit to operate the GEP in May 2018.

The Land Administration Specialist, in partnership with the Land Governance Advisor and the COP finalized a recruitment plan for the GEP. Accordingly, entrance tests to the program were administered in five different locations (Buchanan, Pleebo, Tubmanburg, Gbarnga, and Monrovia). The recruitment process involved public service announcements and advertisements through newspapers, radio talk, e-mansion website and social media. The process also includes a schedule for receiving applications, holding an entrance exam and notice of acceptance to thirty successful candidates (two from each county). LGSA and



About 150 young students sitting for the GEP entrance exam in Tubman High School in Monrovia

LLA have encouraged qualified female students to apply for admission to the program. One hundred fifty mostly youthful candidates including 27 women are sitting the last series of five examinations to enroll at the Liberia FTI being held at the Tubman High School in Monrovia.

The curriculum for the GEP has been prepared and instructors will be recruited in July and August 2018. Some repairs and refurbishment of facilities (classrooms and dorms) will take place over the next couple of months. Furthermore, LGSA has prepared a list of technology and the technical specifications have been prepared for procurement purposes. The first course of studies will be launched in October 2018.

Provide Continuing Education for Practicing Land Surveyors. The LLA and the Association of Professional Land Surveyors of Liberia (APLSUL) has requested a practical and accessible continuing education program for surveyors. The LGSA Land Governance Advisor held a series of meetings with the Commissioner for Land Administration, the Director of Land Administration of the LLA and the Chairman of LLA to discuss possible models for providing continuing education. The Land Governance Advisor has proposed a three-month program of studies. The program would be structured such that surveyors in good standing from both Monrovia and the counties could upgrade their surveying skills while maintaining their employment. The program of studies could be completed in segments of one-month each extended over a 12-month period or by three months consecutively. The details of content, financial and human resources, venue, etc. are to be worked out in the next quarter.

2.1.2 TRANSITION COMMITTEE OF THE LIBERIA LAND AUTHORITY

The Land Authority Act provides for the appointment of a Transition Committee that is comprised of the heads of the Ministry of Mines and Energy (formerly the Ministry of Lands, Mines and Energy), MIA, Ministry of Public Works, CNDRA, Liberia Revenue Authority, and other agencies having responsibility for land administration including the Governance Commission and the CSA.

According to the Land Authority Act, the Transition Committee is charged with the responsibility to take actions for the full establishment and operationalization of the Authority, within the period of one

year ending June 30th, 2018. However, the transitional period has been recently extended by six months. Following the formal presidential appointment of the Transition Committee, in June 2017, the Transition Committee held its first meeting in the same month. Although the Transition Committee has not held another meeting afterwards, it was successful in establishing three specialized sub-committees, namely, 1) Finance, 2) Land Administration and 3) Assets. A technical committee was also set-up and is chaired by the CSA, with the purpose of assessing and addressing staffing issues. Under the leadership of the CSA, the technical committee has held a series of meetings. At this point, the process of transferring functions, staff and other resources is on the verge of completion. It is expected that the process will be completed by July 2018.

2.1.3 DECENTRALIZATION OF THE LIBERIA LAND AUTHORITY

Pilot Regional Land Governance Offices. In the reporting quarter, LGSA continued discussing the implementation of the Land Administration Act in relation to the establishment of county land offices.

The LLA has not yet selected a location for the pilot regional office as envisaged by the LGSA Year 3 work plan. LGSA has proposed that the LLA seek support from the World Bank to equip and furnish two prototype Pilot Regional Land Offices. The LLA has agreed with this proposal but has requested LGSA to provide the necessary technical support needed to build the institutional capacity of the regional offices.

LGSA believes that it is well positioned to provide technical support needed for the operationalization of the regional offices, including the development of terms of references for positions of the decentralized land offices, if and when the LLA establishes, equips and furnishes the pilot regional offices; however, it is more likely than not that the LLA, in partnership with another donor, will not be able to establish these offices during the period covered by LGSA's Year 3 work plan.

Introduction of Spatial Data Infrastructure and Implementation of Data Standards for Land Information System. There are a number of agencies involved in spatial data collection and the development of spatial databases keep growing steadily in Liberia. Many institutions including central government agencies, donor agencies, local and international non-governmental organizations (NGOs), as well as private companies, are collecting spatially-related data for various purposes with each entity designing its own tools and standards for collecting spatial data without consideration of other agencies' effort and tools. Therefore, LGSA has strived to build consensus among stakeholders on the need for the establishment of a spatial data infrastructure and conducted the groundwork towards the development of minimum standards in relation to spatial data collection, utilization, and sharing among relevant institutions in Liberia.

In this quarter, LGSA attended a GIS Round Table meeting organized by the USAID funded Digital Liberia project. The meeting was held at the Liberia Institute of Statistics and Geo-Information Services (LISGIS) and brought together high level government officials from institutions generating and collecting spatial data. The Ministry of Post and Telecommunication has been nominated to serve as the lead agency for the government e-governance strategy. LISGIS, Ministry of Mines and Energy, Forest Development Authority, Ministry of Transport, Ministry of Agriculture, Ministry of Health, MIA, Environmental Protection Agency, LIBTELCO, National Bureau of Concessions, Public Procurement and Concessions Commission, Ministry of Finance and Development Planning, Liberia Revenue Authority, Ministry of Post and Telecommunication, Liberia Electricity Corporation, LLA and the Liberia Water and Sewer Corporation were amongst invited institutions. At the request of LISGIS, the LLA Land Administration Department, on behalf of LLA, LGSA and the Technical Working Group, delivered a presentation on the ongoing initiative to establish National Spatial Data Infrastructure (NSDI). The land administration also shared the proposed draft Liberia NSDI Policy prepared by LGSA, so as to

begin the process of implementing a stakeholder consultation which should be driven by LLA and LISGIS.

2.2 CONDUCT ACTION RESEARCH AND DEVELOP A METHODOLOGY FOR IMPLEMENTATION OF THE LAND AUTHORITY ACT AND THE LAND RIGHTS POLICY

LGSA is supporting the GOL to develop a process for the recognition of customary lands that will in turn inform the design of new laws, regulations, administrative procedures, and guidelines to implement the Land Rights Policy and Land Rights Act, should it be passed. Recognition of customary lands requires communities to self-identify members (including women, youth, and minorities), demarcate boundaries, and constitute representative land governance entities. Rural communities are keenly interested in obtaining recognition of their customary land, but policymakers and rural communities alike are unaware of the extent and location of deeded lands, tribal certificates, concessions, and other government and public lands.

2.2.1 DEVELOP, FIELD TEST, AND REVISE PROCESSES FOR CUSTOMARY LAND RIGHTS IMPLEMENTATION

In 2017, LGSA, in conjunction with the LLA and its partners, identified its initial seven pilot communities, located in Bong, Lofa, and Nimba Counties. Upon approval from USAID, LGSA signed the subcontract with Parley in June 2018 and work began on Phase I in four communities in Bong and Nimba County. SDI began work in their three pilot communities in Lofa County in May 2018.

SDI began community entry/re-entry in the three pilot communities in Lofa County (Gizima, Valvalah and Palama). They held introductory meetings with government, private sector and community members. SDI selected and trained two community animators per community who will be the points of contact for the project and liaise community concerns to SDI and LGSA next steps to the community. Based on previous work under the Tenure Facility and subsequent meetings under LGSA SDI drafted community profiles for Gizima, Valvalah and Palama communities that will be used to inform the activities on governance. Despite a slowing down of activities due to the rainy season SDI continues to make incremental gains towards satisfying their contractual obligations. Parley signed their subcontract in June 2018; therefore, their work in the four pilot communities (Kpatawee and Kporyorquelleh in Bong County and Dubuzon and Gayea in Nimba County) has only just begun.

LGSA developed communications materials for subcontractor and grant staff implementing the training for traditional leaders, men, and women that will cover awareness-raising about gender and development, existing legal land rights and protections for women and girl-children, and the importance of women's participation in land governance and administration. The women's land rights training manual is in the process of being finalized and will be used by all partners in the pilot communities to conduct this training.

As in the last quarter, meetings were held throughout the quarter with project partners to review the pilot process to further refine the approach based on previous lessons learned. LGSA convened a special meeting while Landesa was in Liberia for the launch of the Women's Land Rights Study and the LLA's Gender Unit, to bring all partners together to discuss potential new activities to further strengthen community governance, women's rights to land and land dispute resolution. Ideas generated from this meeting (i.e. drafting model community by-laws, examining decision making structures within a community, identifying champions as a model for outreach campaigns, and additional training on boundary harmonization or land dispute resolution) were shared with USAID in LGSA's revised Year 3 Work Plan and will be further explored in the coming quarter.

The implementation of the pilots is broken down into two phases for ease of management and oversight. The first phase focuses on community self-identification and establishment of gender-responsive community governance structures, including the steps in the textbox below. The second phase will begin late in quarter three or early quarter four and will focus on the identification and mapping of community boundaries and the verification of the community map by the LLA. LGSA's Mobile Mapping Specialist continued to review potential platforms on which to design the mapping of community boundaries. He is drafting a training manual to use to train LGSA implementing partners, staff and the LLA on the mobile mapping approach in Liberia in September 2018.

Phase I of the Process for the Recognition of Customary Lands

The first phase focuses on community self-identification and establishment of gender-responsive community governance structures, including the following steps:

1. Introduction of the recognition of customary land process to government, private sector and the community themselves if not already completed.
2. Review work to-date in the communities if the community has begun the process of self-identification, or commence the self-identification process. Identify next steps to self-identify if not already completed.
3. Collaborate with the community, including men, women and youth, to establish an appropriate governance structure to oversee the process of identification and mapping of community land and its subsequent management.
4. Throughout the process, attend coordination meetings with LGSA, the LLA and other implementing partners.
5. Collect gender-disaggregated monitoring and evaluation data throughout the process as guided by LGSA's Monitoring, Evaluation and Learning Specialist.
6. Collaborate with LGSA's Communications and Outreach Specialist on appropriate awareness raising and outreach events and materials throughout the process.
7. Collaborate with LGSA's Gender and Land Specialist on the integration of gender sensitive approaches and training throughout the process.
8. Collaborate with LGSA grantees and the LGSA Grants and Subcontracts Specialist in the delivery of women's land rights related training and awareness raising activities amongst traditional leaders, men, rural women and rural women's groups in the pilot communities. More details on the grants can be found in Sections 2.3.2 and 2.3.3 below.

2.3. STRENGTHEN CIVIL SOCIETY, PRIVATE SECTOR, AND CITIZEN ENGAGEMENT IN LAND GOVERNANCE

In the quarter, amid political transitions, LGSA was able to carry out significant communications and outreach activities.

2.3.1 DESIGN AND IMPLEMENT PUBLIC INFORMATION CAMPAIGNS

During the reporting period, LGSA's communications and outreach activities and programs focused on supporting the LLA to improve its visibility in Liberia and to facilitate communications between the LLA and different communities in different counties. The visibility and outreach efforts concentrated on the services being rendered by the LLA and progress and challenges in the land reform process. As such,

LGSA worked with the LLA in embarking on a major outreach campaign in the south east of the country creating awareness on the establishment of the LLA, its mandate, functions and powers. The awareness also introduced the Board of Commissioners to the counties.

LGSA printed and put to use a Frequently Asked Questions (FAQs) brochure as a tool for informing Liberians about the land sector. Furthermore, LGSA worked closely with the media and individual journalists in relation to communications about the land sector.

LLA Frequently Asked Questions (FAQs). LGSA collated a number of questions through many outreach activities in all the counties of Liberia and many of these questions were asked in high frequency. LGSA assessed the need to provide accurate answers to these questions by concerned stakeholders and officials and therefore developed a FAQs brochure on the land sector.

In consultation with the LLA, LGSA printed ten thousand copies of the document. These copies have been used during outreach and engagement programs and during meetings. In the reporting quarter, the document was used during the LLA awareness program throughout the southeastern counties in Liberia. The document was also used during the launch of the Women Land Rights Study and the Gender Unit within the LLA.

About three thousand copies have been assigned to the LLA and some of LGSA partners for use during their own outreach and engagement programs and meetings.



A Paramount Chief Greeting the LGSA COP and LLA Commissioners at the end of the workshop held in Fishtown, River Gee County

Nationwide Joint LLA-LGSA Public Awareness Campaign. During the quarter, LGSA initiated and completed the first leg of a joint LLA and LGSA nation-wide awareness and stakeholders' consultative mission from April 23, 2018 to May 11, 2018 in five southeastern counties, i.e. Sinoe, Grand Kru, Maryland, River Gee and Grand Gedeh.

With technical and financial support from LGSA, the objective of the public awareness and consultations tour to the south east aimed, among other things, at introducing the five-member Board of Commissioners to the participants relative to their duties and oversight responsibilities, informing

participants on LLA's transitional issues and to continue raising awareness on the mandate, functions, governance structure and institutional arrangements of the LLA.

Various stakeholders in the land sector including county officials, chiefs, elders, women, youth groups, representatives of CSOs, community members, members of the media, and employees of agencies whose land functions are being transferred to the LLA participated in the public awareness and consultations events.

Each of the events in the five counties started with an opening ceremony featuring remarks from the county authorities, LGSA COP and the LLA Chairman. All five members of the Board of Commissioners of the LLA participated in the workshop and delivered presentations on various aspects of the LLA's functions and responsibilities. In addition, the Chairman of the LLA seized this opportunity to campaign for the passage of the Land Rights Bill. He urged the participants to engage their senators to support the passage of the Bill in ways that will adequately establish community land rights.

During the opening session, participants were introduced to the meeting objectives and were allowed to express their expectations. Another activity during the opening ceremony was the profiling of the members of the LLA Board of Commissioners. A one-page profile of each commissioner was given to the participants. Subsequently the commissioners, one after the other, were given the opportunity to briefly inform the participants about their qualifications and experiences. Throughout the deliberations, which were facilitated by LGSA's Communications and Outreach



LLA Commissioner Facilitating Discussions

Specialist and the Public Relations Officer of the LLA., each of the commissioners introduced themselves and explained their mandate areas and counties of oversight for the participants to have a better understanding of trends and events taking place in the land reform process. In all the counties visited, the issues of land disputes over boundaries, disputes between concessions and communities and double land sale by land owners and administrators perpetrated by surveyors were highlighted.



LGSA COP delivering a closing remark

The consultative process revealed that the participants are eager to see the Land Rights Bill passed into law so that rural communities will no longer have insecure users' rights but rather ownership rights over their ancestral land.

In opening and closing remarks in all the events, the LGSA COP explained the nature of the support that the LLA has been receiving from USAID towards improving the land governance system in Liberia. Moreover, he underscored the importance of public awareness towards meaningful public participation in land governance and promoting accountable and equitable land governance system.

The workshops also provided the opportunity for the LLA and LGSA to obtain feedback from the participants on various land issues that are prevalent in their respective counties. Since the establishment of the LLA, this was the maiden visit for the LLA Commissioners to converge in one sitting to discuss land issues with different stakeholders.

Mentorship and Guidance to Members of the Media. LGSA continued to provide mentorship and guidance to members of the Liberian media, especially to those that have participated in LGSA's previous media training. LGSA maintained its communications with members of the media in all the counties and responded to their requests for guidance and direction. LGSA provided technical support to local journalists working with community radio stations in gathering information and forming stories on matters relating to the land sector. LGSA also provided comments and suggestions when members of the media shared their productions with it.

LGSA continued to provide technical support to the South-Eastern Journalists Association of Liberia (SEJAL) legalization process of the association, including a review of the association's by-laws. They have plans to host their first convention in the next quarter and at this convention they are expected to adopt the association's constitution and conduct elections for the leadership.

Press Union of Liberia Awards 2018. LGSA continued supporting media development in Liberia, especially with respect to the land sector. LGSA's key strategy in its media development plan has been maintaining partnership with the Press Union of Liberia (PUL). In year 2 of the LGSA project, LGSA initiated partnership discussions with the union leading to establishing the Best Land Reporter Award category at the PUL. Since then, this award has been presented every year at the union annual awards and dinner program marking the celebration of the World Press Freedom Day.

This new category of award was to appreciate and honor the Best Land Reporter in Liberia. LGSA's main objective of this initiative is to encourage the journalists of Liberia to do more work in accurately covering the land sector. Moreover, LGSA uses this award as a motivation to increase journalists' interests in the land sector thereby causing scaled up reportage about crucial land related issues.

For the second year running LGSA supported the press union in presenting the award. Beyond supporting the presentation of the award for the best land reporter award category, LGSA also supported the union to make sure that the whole program was a success.

The award ceremony was held on June 9, 2018 in Buchanan, Grand Bassa County. Journalists from all over the country gathered to attend this prestigious event in the media sector. As part of awards presented, the LGSA Land Reporter of the Year award was presented by the COP, accompanied by the project's Communications and Outreach Specialist. The award was presented to Gbatemah Success Senah of the Bush Chicken Online News Media.

Media Support to LGSA and Other Partners Efforts. During the quarter, LGSA's Communication and Outreach Specialist participated in and facilitated a two-day workshop organized by LGSA in partnership with the LLA and APLSUL on a draft survey regulation. LGSA also participated in and facilitated the launch of the Women Land Rights Study and the Gender Unit of the LLA. This meeting brought together the LLA and other government institutions, the civil society, LGSA partners and the public.

In addition to facilitating the events, LGSA provided media support through the provision of media coverage. The programs were covered by the national radio and TV and other media institutions. As part of the build up to the launch of Gender Unit event, LGSA participated in a radio talk show on the national broadcaster ELBC.

LGSA staff also supported the LLA launch of the Liberia Land Administration project funded by the World Bank in gathering media houses for the press conference, drafting and editing a media release, and coordinating media practitioners at the press conference.

Communication Support to LLA. LGSA's Communications and Outreach Specialist worked closely with the LLA's public relations unit and other technical staff at the Authority to provide them with technical support in relation to communications. The Communication and Outreach Specialist also started mentoring a new Public Relations Officer recently hired by the LLA and provided guidance on the media work, especially in the land sector. LGSA expects that this mentorship will help enhance the LLA's programming and communications and outreach activities, including report writing, press releases and success stories.

LGSA provided broader support to the Authority in the areas of media and communications, branding and working with them to improve their relationships with the public. As part of this effort, LGSA worked with the Executive Director office and the IT Office to set up general contacts that the public

can use to reach out to the LLA. These contacts include active telephone numbers and email address. LGSA has worked with the LLA to ensure that the email account is checked regularly and inquiries from the public are responded to appropriately.

Networking. LGSA continued to partner with other entities that have been working in the land sector. These collaborations have continued to create opportunities for information and knowledge sharing. Such collaborations also help to support the work that others are doing in the sector. In this regard, during the quarter, LGSA attended CSO Working Group on Land meetings and had meaningful discussions with them contributing to their pool of knowledge and the work they do. Concerning the programs and activities of the working group, LGSA provided technical support in the media area around pitching, release writing and editing, and contents development.

LGSA also worked with the LLA to develop a concept for the implementation of gender outreach programs for LGSA pilot communities in Lofa, Bong and Nimba Counties. The goal of the outreach programs is to reach out to women in these pilot communities with information on the Land Rights Policy, Criminal Conveyance Law and the Inheritance Law. Among the specific objectives of these programs are to:

- Provide information to women on the content of these national laws that promotes women and property rights;
- Create awareness and sensitization on these laws,
- Create awareness on the available structures in the communities to access these rights; and
- Enhance women's ability to adequately and meaningfully participate in the land reform process especially during the pilot activities.

2.3.2 GENDER RESPONSIVE STRATEGY AND ACTIVITIES

In 2017, LGSA assisted the LLA in designing the structure of the LLA. Since then, LGSA persistently advanced the idea of establishing a separate unit that would be responsible to ensure gender integration across the land reform processes. This advocacy led to the establishment of a Gender Unit under the Land Policy and Planning Department. Although the Gender Unit is established as part of the LLA structure it has yet to be fully operational. Making the Gender Unit fully operational is going to be a process. During the reporting quarter, LGSA provided technical support to the LLA to establish the operationalization of the Gender Unit.

Technical Working Sessions with the Commissioner for Land Policy and Planning. During the quarter the Gender and Land Specialist held several technical working sessions with the Commissioner responsible for policy and planning to discuss modalities that would lead to the full operations of the Gender Unit. These discussions helped the Commissioner to be better prepared to advance the need for gender mainstreaming support with the Chair of the Land Authority as well as with other potential donors. The Gender and Land Specialist also supported the Commissioner with preparing talking points for engaging the general public on women's land rights. Like his predecessor, he raised the need for gender mainstreaming capacity development for his staff. The Gender and Land Specialist helped him to brainstorm on practical modalities to achieve this.

Gender Coordinator and Other Support Staff. Based on Landesa's support to the LLA under a private grant to recruit a Gender Coordinator to coordinate the activities of the Gender Unit for a period of two years, the Gender and Land Specialist, in collaboration with Landesa, assisted the LLA Commissioner responsible for policy and planning to prioritize activities to be carried out by the

Coordinator and other support staff that would be assigned to work in the Gender Unit. The Gender and Land Specialist also contributed to framing the terms of reference for the Gender Coordinator.

Review of LLA Gender Unit Work Plan. LGSA's Gender and Land Specialist reviewed and provided technical inputs to the Land Authority Gender Unit Work Plan. In addition to strengthening the proposed plans, she also provided suggestions for practical actions that would establish structures and systems to enhance gender mainstreaming within the authority.

Supporting the Women's Land Rights Taskforce (WLRTF). LGSA continued to support the WLRTF, emphasizing the importance of addressing women's land rights issues in the land reform processes. LGSA's Gender and Land Specialist coordinated the meetings held in the quarter and provided technical advice to the team during the meetings and other engagements. The WLRTF carried out joint advocacy engagements with the CSO Working Group on Land for amendment and passage of the LRB. These joint engagements were facilitated by the Gender and Land Specialist through one on one discussion with the CSO Working Group and through persuasive discussions with the technical secretariat of the WLRTF. Consequently, a joint team composed of representatives of the WLRTF and the CSO Working Group for Land held roundtable discussions with the Senate Committee on Land and Natural Resources as well as meetings with the LLA. The WLRTF advocated to ensure that gender safeguards, including amendments of residency clause, composition of community member etc., are revised to ensure fairness and inclusiveness in land rights management. The below table flagged summary of gender concerns discussed at the round table with the senate committee on land and natural resources.

With the support of LGSA, the joint team composed of representatives of CSO Working Group for Land and the WLRTF participated in radio talk shows discussing key elements of the draft LRB, with emphasis on the joint team's five-point position statement. The radio talk shows provided opportunities for interactive questions and answers engagements with the listening audience. Additionally, the joint team issued a press release that was shared with prominent media institutions.

Launch of Women's Land Rights Study and LLA's Gender Unit. In preparation for the formal launch of the Gender Unit at the LLA and the Women's Land Rights Study, the Gender and Land Specialist led a team of panelists from the LLA, Ministry of Gender, Children and Social Protection and WONGOSOL to develop talking points and hold a live radio talk show. The live radio talk show highlighted the launch of the Women's Land Rights Study, the significance of the Gender Unit to the Land Authority and other key findings of the study. The talk show was played live the state radio station (ELBC) and LNTV.

In preparation for the launch, LGSA worked with participants from the researched communities who later participated in the launch and shared live testimonies of how their land rights were violated. Subsequently, on June 6, 2018, LGSA supported the LLA to launch a Gender Unit at the LLA and the report of the Women's Land Rights study. The launch brought together 80 participants (43 female and 38 male) from government institutions, the legislature, international and local NGOs, journalists and members of various research communities targeted to conduct the Women's Land Right Study. Keynote speakers at the launch, including the Chairman of the LLA, the Chairperson of the Female Legislative Caucus, USAID's Deputy Director of the Office of Democracy and Governance, and LGSA COP stressed the need to consider women's land rights as one of the priorities in the land reform process of Liberia. The chair of the Female Legislative Caucus promised to use the findings of the women's land rights study to lobby for women's land rights at the legislature.

WLRTF RECOMMENDATIONS	AMENDMENTS MADE AS A RESULT OF RECOMMENDATIONS	CONCERNS/COMMENTS
<p>Marriage Definition: As indicated in the scenario above access to land can be acquired through marriage. The draft law does not include the definition of marriage.</p> <p>Recommendation: In the definition section of the LRA, in Article 2, include the following definition of:</p> <p><u>Marriage:</u> marriage means civil marriage (as defined in the Domestic Relations Law, 1973, Section 2), customary marriage (as defined in the Equal Rights of Customary Marriages Law, 2003, Sections 1-2), and presumption of marriage (as defined in the Civil Procedure Law, 1973, Section 25.3).</p>	<p>Instead of a definition for Marriage the definition of spouse was included to read as follows:</p> <p>Spouse: Means a person who is married as defined in the Domestic Relations Law or Equal Rights of Marriages Law (Customary Law).</p>	<p>The presumption of marriage section was rejected on grounds that it contradicts the domestic relations law.</p>
<p>The 2017 draft of the LRA states that the governing body of any Community Land Development and Management Committee (CLDMC) should include one representative each ward or quarter, one women's representative in the community, one men's representative, one youth representative, and the chief of the community (Article 36 Section 6).</p> <p>Most likely than not, the representative of each community quarter or ward, the youth and the chief will all be men. The risk is that there could be just one woman on the committee which will contribute to unequal gender representation and participation in decision making on land matter, domination, exclusion and/or marginalization of women.</p> <p>Recommendation: We call for the governing body of each CLDMA to consist of at least 33% of women¹, or to retain the Article 36 Section 4 of the 2014 version of LRA that calls for equal number of representatives of each of the three stakeholder groups – women, men and youth – within the community to serve on the CLDMC.</p>	<p>Recommendation was accepted to read as follows:</p> <p>The membership of the CLDMC shall consist of equal representation of the three stakeholders' groups' men, women and youth. Except for chiefs of the Community who shall be ex-officio members of the CLDMC, the representatives of the three stakeholder groups shall be democratically elected.</p>	

WLRTF RECOMMENDATIONS	AMENDMENTS MADE AS A RESULT OF RECOMMENDATIONS	CONCERNS/COMMENTS
<p>In defining “Resident”, in Article 2 of the LRA, create an exception to the 15-year residency requirement for citizens in the context of marriage. This could be either automatic (upon marriage), or after a shorter period of time (such as two years).</p> <p>Additional wordings could include:</p> <p>The law provides an exception for spouses, who shall become residents of a Customary Land Area automatically upon marriage to a resident of that community, as long as the spouse resides in that Customary Land Area.</p> <p>Or:</p> <p>The law provides an exception for spouses, who shall become residents of a Customary Land Area within a maximum of two years after marriage to a resident of that community, as long as the spouse resides in that Customary Land Area.</p>	<p>RESIDENT: Means a citizen of Liberia whose parent(s) was born within a Customary Land area or who has lived continuously within the Customary Land area for at least SEVEN years. Say for gender, a person who marries a resident shall assume the legal status of his or her spouse.</p> <p>COMMUNITY MEMBER: Means a Liberian citizen irrespective of age, gender, belief or religious backgrounds who (i) RESIDES IN THE COMMUNITY or (ii) a descendant of the Community and has satisfied all the requirements established by Residents for being member of the Community.</p>	<p>The majority agreed on the below language:</p> <p>“Say for gender, a person who marries a resident shall assume the legal status of his or her spouse”</p> <p>Opinion/Disagreement on behalf of WLRTF: This amendment would give women a resident status automatically upon being married into a community however the wording “assume the status” ties the status to that of the spouse hence upon divorce/dissolution of marriage the woman may lose her status depending on how the law is interpreted.</p> <p>Opposition: grounds for refusal to use wordings suggested by WLRTF is that automatic residency not tied to status of spouse would mean that upon dissolution of marriage occurring within a period less than time required for strangers to become residents may create a double and unfair standard. In that women for example who have secured their deeded 1 acre of residential land in their communities of origin as provided in the LRA will have equal rights as residents in the community they are married into and automatically have right to an additional 1 acre.</p> <p>They further expressed that this will create an avenue for individuals to assume marital status in several communities to become residents for the purpose of accumulating land.</p> <p>Compromise: the definition of community member will be amended to categorize who a community member is; one category shall be specifically to accommodate spouses who may lose their resident status upon dissolution of marriage.</p> <p>Gap: However, a community member does not have the same rights as residents hence a change of status may limit women’s decision making, and access to other benefits from land.</p>

The study researched women's land and property rights with regards to: 1) Marriage/De Facto Unions; 2) Inheritance; 3) Community Membership; 4) Land Governance; 5) Access to Justice/ADR; and 6) Concessions. The key findings of the study were co-presented by LGSA's Gender and Land Specialist and an expert from Landesa. During the presentations, participants from the research communities were invited to provide testimonies of how their land rights were violated through gender discriminatory practices.

At the same time, the newly established Gender Unit of the LLA, a department charged to mainstream gender and ensure that women's land rights form integral part of the land reform process at the Authority was also launched.



LLA Chairman speaking at the Gender Unit Launch



The technical sessions being conducted

Following the official launch, LGSA organized a one-day technical working session that was participated by technicians from the various organizations including the LLA, the Ministry of Gender, Children and Social Protection and members of the WLRTF. The participants reviewed the study findings by thematic areas and identified practical and strategic interventions to be recommended to key policy and decision makers. It was agreed that these recommendations and copies of the study reports be shared with the office of the president, the house of legislature and local authority leaders to ensure that women's land rights are recognized and protected in the land reform processes of Liberia.

As a follow up activity to the official launch, the Gender and Land Specialist participated in a panel discussion with staff from the Ministry of Gender, Children and Social Protection and the Women NGOs Secretariat of Liberia held on a live radio and television show highlighting the significance of the LLA's Gender Unit and some key findings from the Women's Land Rights Study. There were live calls received from the listening audience during the show.

Simplified Laws. During the reporting quarter, LGSA simplified Liberian land and family related laws and the LRB with the objective of promoting the property rights of women. The simplified laws and Bill include: 1) the Liberia Land Rights Bill, 2) the Descendants Estate Law; 3) The Equal Rights for Customary Marriage Law, and 4) the Criminal Conveyance laws. The laws were translated into simple (Liberian English) to make them suitable for carrying out awareness and education activities targeting illiterate or semi-literate women in rural communities. Before putting the simplified laws in use, LGSA reviewed the simplified laws thoroughly to ensure that the language and message was appropriate for the targeted audience.

Building the Capacity of CSOs. During the reporting period, LGSA's Gender and Land Specialist in collaboration with Landesa conducted a Gender and Women's Land Rights Capacity Assessment with the Development Education Network-Liberia (DEN-L) and the Foundation for Community Initiative (FCI). The assessment reviewed the capacity of the organizations' ability to integrate gender and

women's land rights in their work. Staff capacity, policy documents and structures of the organizations were reviewed. LGSA provided feedback to the organizations on identified gaps. The result of the assessment will be used to plan interventions to mitigate the gaps that have been identified.

Development of National Legal Framework for ADR and Gender Issues. During the reporting period, the Gender and Land Specialist participated in a workshop to develop ADR Legal Framework. The participants reviewed the ADR methodology, processes and procedures that was piloted by the Land Commission and brainstormed strategies to develop standardized procedures for incorporating ADR in the formal legal system. The Gender and Land Specialist provided expert advice to the team to ensure that the procedures developed were fair and gender inclusive. The participants included the Law Reform Commission, the Ministry Justice, the Association of Female Lawyers of Liberia, and the National Council of Chiefs among others.

Gender Training Manual. In the previous quarter, DEN-L was given a grant to implement women's land rights awareness project in Bong County. The project phase-out assessment showed commendable impact in the community. Consequently, during this quarter, LGSA awarded a second round of grants to DEN-L and two other NGOs to replicate the project (with some changes) in other pilot communities in Nimba and Lofa Counties (grant agreements have not yet been signed as USAID has provided approval for two of the three grantees). A key component of the project was to provide women's land rights training to women and other community leaders.

It was agreed that the training manual developed by DEN-L be revised and used by the other partners. Accordingly, the first revision of the manual is completed. The revised manual will be finalized with the participation of the partners in the next quarter. LGSA's Gender and Land Specialist will provide technical support to DEN-L to train the other partners (grantees, SDI, Parley and the LLA) on the contents of the manual and support them to roll out the training.

2.3.3 DEVELOP AND MANAGE GRANTS UNDER CONTRACT SUPPORTING CIVIL SOCIETY AND PRIVATE SECTOR

In the last reporting period, LGSA focused on negotiating pilot grants with DEN-L, FCI and Movement for the Promotion of Agriculture and Rural Development (MPARD). During this reporting period grant packages were finalized and submitted to USAID for approval. To date DEN-L and FCI's grant packages have been approved. These two partners will provide training and outreach in pilot communities.

2.3.4 STRENGTHEN PRIVATE PROFESSIONAL ORGANIZATIONS OF LAND PROFESSIONALS

Support for APLSUL. In the reporting quarter, the LGSA continued to support the strengthening of APLSUL. APLSUL is the professional body responsible for surveying and mapping in Liberia and, hence, is a very significant component of a functional land administration system. In order to have an effective, reliable spatial information system it is essential that those responsible for its operations and maintenance are competent, reliable, and professional individuals. APLSUL understands the need for upgrading the education level and the professional practice standards of its members.

Given this understanding APLSUL has requested assistance from LGSA and other sources of support to enhance the profession of land surveying and mapping in Liberia. In this quarter, LGSA has engaged APLSUL members on the idea of designing more intensive training for private surveyors. The discussions on this are expected to result in the design and implementation of short term courses on modern surveying techniques and processes in the coming year. LGSA also engaged APLSUL members on issues pertaining to integrity and the current image of surveyors in Liberia. These types of open discussions are meant to sensitize land surveyors on the importance of establishing a code of conduct for land surveyors and the need for APLSUL to ensure that the members strictly follow the code of conduct that

will be introduced soon. LGSA, in consultation with the LLA and APLSUL, have prepared a draft Land Surveyors Report that will be taken through consultative process in the next quarter.

Valuers and Appraisers Association. In this quarter, LGSA continued its engagements with the Institute of Valuation and Appraisal of Liberia (IVAL). Specifically, LGSA engaged the interim leadership of the newly organized IVAL to finalize plans for implementing a two-year work plan and budget. LGSA has engaged IVAL on organizing an event to have LGSA present the legal documents establishing IVAL, raise funds to implement the budget for the first two years, and create awareness on the role of land valuation in land administration. LGSA engagement also encompasses mentoring and building the capacity of IVAL, thus ensuring full collaboration between the association and key stakeholders including the LRA, Institute of Architects, and APLSUL. In the meetings that LGSA had in the reporting quarter, a total of nine Architectural firms and about 50 individuals took part as institutions and individual members of IVAL.

LGSA will continue its role in the establishment of professional land organizations but most importantly to strengthen their role and capacity in the regulation and conduct of professional services in the sector.

2.3.5 FACILITATING ESTABLISHMENT OF PUBLIC-PRIVATE PARTNERSHIPS

In this quarter, LGSA continued working with the LLA and private surveyors to reinforce the consensus it helped build between the LLA and private surveyors, represented by APLSUL, in relation to formalizing private-public partnership with respect to land surveying and mapping. With the appointment of the President of APLSUL as the LLA Commissioner responsible for Land Administration, LGSA seized the opportunity to further solidify the informal agreements that exist between the LLA and APLSUL towards establishing a formal public-private partnership in regard to surveying and mapping functions.

2.4. MONITORING, EVALUATION, AND LEARNING

During this quarter, five main activities took place under monitoring, evaluation and learning: 1) Retention survey activities in relation to land survey training; 2) Capacity building; 3) MEL plan review; 4) Monitoring public awareness activities; and 5) PIDs data entry.

2.4.1 RETENTION SURVEY: LAND SURVEY TRAINERS' TRAINING

In the previous quarter, LGSA, in collaboration with the International Organization for Migration (IOM), United Nations Development Programme (UNDP) and United National Mission in Liberia (UNMIL), provided a five-day training of trainers' workshop for 30 licensed surveyors who are members of APLSUL. The workshop was conducted under the theme "New Business Processes and Land Administration for Land Surveyors". IOM, UNDP and UNMIL provided the funding for catering, hall rental and transportation reimbursements to participants under one of their projects, "Support to the Establishment and Functioning of the Liberia Land Authority", whilst LGSA provided the following deliverable:

1. Development of the concept note;
2. Design of the module/topics;
3. Production of lecture presentations;
4. Conduct five-day facilitation; and
5. Produce report.

Based on the training objectives and the materials covered, the LGSA MEL Specialist designed a simple survey form to do a retention survey for indicator 10.4-2: *(Percent of people trained who can correctly identify key learning objectives 30 days later as a result of USG assistance).*

Below are the questions used on the survey form:

1. *What is a Professional Land Surveyor?*
2. *What is the difference between Gender and Sex?*
3. *What is the public opinion of surveyors in Liberia?*
4. *What is tenure security?*
5. *What is the role of the professional Land surveyors for land administration?*

Out of 30 participants, we could contact 26 which is 86.7% of the participants of the training. All names were recorded of the participants in the retention survey and their survey forms fill out completely. These forms are available and can be provided for review and to authenticate the gains as claimed. Of the 26 persons surveyed, all 26 persons could correctly identify key learning objectives 30 days after the training. This means that 100% of the participants could correctly identify key learning objectives 30 days after the training.

2.4.2 CAPACITY BUILDING ORIENTATIONS

In the quarter, regular bi-weekly meetings with the LLA continued with respect to MEL focusing on specific areas of capacity building support for the institution. Additionally, LGSA provided an orientation session to implementing partners on the need for timely and accurate reporting of data on their activities. During this one-day meeting organized by LGSA all necessary data tools were reviewed and shared with the implementing partners, namely, Parley and SDI.

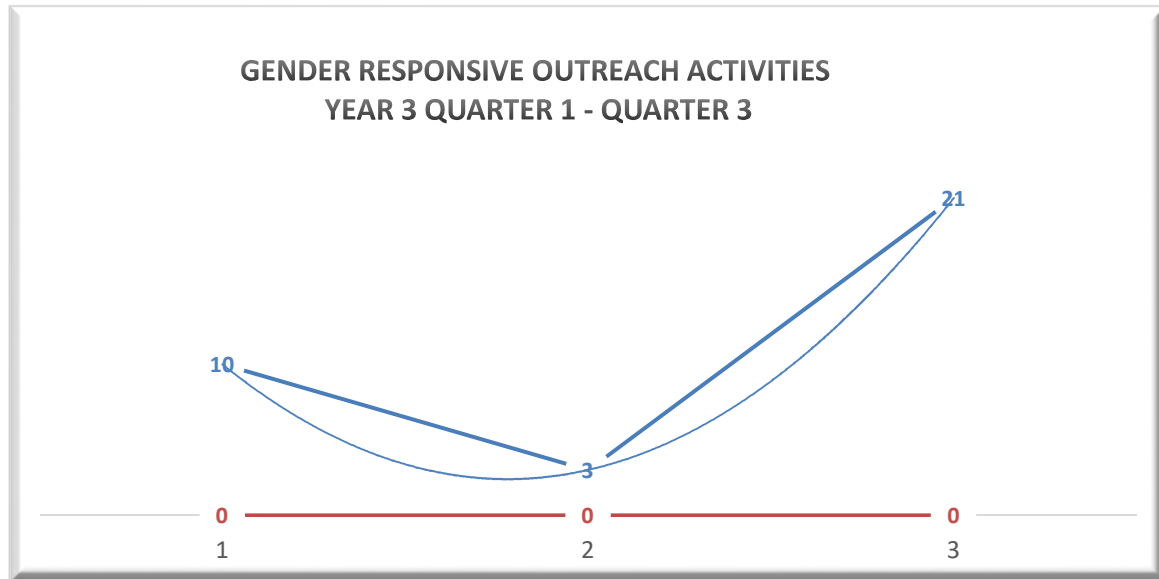
2.4.3 ANNUAL MONITORING, EVALUATION AND LEARNING PLAN REVIEW

In consideration of the recommendations that came out of the “Pause and Reflect” exercise on LGSA’s Year 3 work plan, LGSA has reviewed its annual MEL Plan to align it with the proposed adjustment to the LGSA’s Year 3 work plan. LGSA will discuss potential changes to the indicators with USAID in the next quarter before submitting a revised MEL Plan for approval.

2.4.4 MONITORING PUBLIC AWARENESS ACTIVITIES

In the course of preparing to begin LGSA’s pilot activities on recognition of community land rights, LGSA intensified its public awareness campaigns to increase stakeholder awareness of community land rights and issues associated thereof. The reporting quarter showed significant increase in awareness activities particularly in and around our pilot communities. In this regard, LGSA’s activities focused on disadvantaged groups such as women and youth, elders, and chiefs.

The graph below illustrates the intensified activity by comparing the indicator for this activity with the previous quarters.



2.4.5 PIDS DATA ENTRY

During the reporting quarter, LGSA reviewed and entered into PIDS all data required for entry in the PIDS system. All hard copies of the data files have been properly kept and managed at the LGSA MEL office.

TABLE I. LGSA PERFORMANCE INDICATOR TRACKER

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline	Year 1&2 Achievements	Year 3 Target	Year 3 Quarter 1-3 Achievements	Achieved to Date LOP	LOP Target
1	LTPR	10.4-1: Number of specific pieces of legislation or implementing regulations proposed, adopted, and/or implemented affecting property rights of the urban and rural poor as a result of USG assistance	Q1, Y2	Annual	Land agencies or LGSA implementing partners; copies of proposed, adopted or implemented pieces of legislation or regulations affecting property rights collected	0	5	3	4	9	12
3	Custom	1.3: Number of people trained in land tenure and property rights issues	Q1, Y2	Quarterly	Completed participants' attendance forms	0	805	550	128	933	1900
4	LTPR	10.4-2: Percent of people trained who can correctly identify key learning objectives 30 days later as a result of USG assistance ²	Q1, Y2	Annually	Completed participants' attendance forms and follow-up survey, disaggregated by gender	0	89.8%	80% (440/550)	N/A	89.8%	80%

² **1.3:** Percent of people trained who can correctly identify key learning objectives 30 days later as a result of USG assistance. 80% of participants trained is the target of each year and also LOA target. A simple survey would be conducted 30 days later after the training is completed. This indicator requires percent but numbers has been added for clarity.

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline	Year 1&2 Achievements	Year 3 Target	Year 3 Quarter 1-3 Achievements	Achieved to Date LOP	LOP Target
7	Custom	2.3: Number of individuals from land governance institutions who received Master's-degrees in land administration and governance as a result of USG support.	Q1 Y2	Annually	Individuals receiving master's degrees will submit a brief report, including a copy of their completed degree	0	0	0	0	0	4
8	Custom	2.4: Number of land transactions completed	Q1, Y2	Quarterly	Land agencies track and report this data to LGSA	2311	4388	3200	641 (Q3 data not available)	5,029	16,000
9	Custom	3.1: Percentage of adults in pilot areas who report that their land tenure rights are secure	Q1, Y2	Annually	LGSA survey data	43.6%	0%	+5%	N/A	N/A	15% over the baseline
10	LTPR	10.4-5: Number of parcels with relevant parcel information corrected or newly incorporated into an official land administration system as a result of USG assistance	Q1, Y2	Annually	Collected from land agencies database quarterly. Household members or organizations report to LLA with evidence of formalized land rights in hard copies or electronic forms	0	0	5	N/A	N/A	40

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline	Year 1&2 Achievements	Year 3 Target	Year 3 Quarter 1-3 Achievements	Achieved to Date LOP	LOP Target
11	LTPR	10.4-6: Number of people with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land are secure as a result of USG assistance ³	Q1, Y2	Annually	Reports collected from land agencies. LGSA Annual survey	129 M-85 F-44	0%	+10%	N/A	N/A	20% above the base
13	Custom	3.5: Percentage of community governance entities implementing rules for the inclusion of women, youth and strangers	Q1, Y2	Quarterly	Reports from LGSA technical staff, and bylaws submitted	0	0%	80% (8/10)	0%	0%	89% 40/45
14	Custom	4.1: Number of gender responsive outreach materials on land tenure and property rights distributed through USG assistance	Q1, Y2	Quarterly	Copies of outreach materials, reports and receipts from printing press and distribution lists collected	0	22	21	14	36	66
15	Custom	4.2: Number of gender responsive public outreach activities on land tenure and property rights held with USG assistance	Q1, Y2	Quarterly	Reports including summary of each activity, with receipts, where appropriate, and distribution information collected	0	137	106	34	171	474

³ Indicator 3.3 contributes to a USAID Standard Indicator (FACTS 4.5.1-25 or EG.10.4-6)

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline	Year 1&2 Achievements	Year 3 Target	Year 3 Quarter 1-3 Achievements	Achieved to Date LOP	LOP Target
16	Custom	4.3: Number of new or existing professional organizations of surveyors and other land related professions supported	Q1, Y2	Quarterly	LGSA technical staff and implementing partners submit reports including support provided	0	3	3	4	7	9
17	Custom	4.4: Number of marginalized people who have accessed to land tenure and property rights services from land governance institutions	Q1, Y2	Quarterly	Reports from LLA/LCC showing the marginalized groups who have accessed services	150	338 (151 women)	180	26 (F-14, M-12)	364 (M-199, F-165)	900

ANNEX I: SUCCESS STORY



LGSA Supports LLA Nationwide Awareness

Introducing the full Land Authority



Dr. Brandy making a presentation in Fish Town, River Gee County.

Events were held in Sinoe County, Grand Kru County, Maryland County, River Gee County, and Grand Gedeh County explaining the Liberia Land Authority's mandate and organization, and introducing the five-member Board of Commissioners to a broad range of stakeholders.

Other speakers during the workshops were Vice Chairman, Atty. J. Adams Manobah; Commissioner Kula L. Jackson, Commissioner for Policy and Program Planning, LLA; Commissioner J. Josephus Burgess, Sr., Commissioner for Land Administration, and Commissioner Ellen O. Pratt, Commissioner for Land Use and Management. LGSA's Chief of Party gave remarks in the workshop about crucial land related issues in Liberia and ongoing efforts to address them.

For more information contact:
USAID/Liberia COR April O'Neill at
aoneill@usaid.gov

LGSA Chief of Party Yohannes
Gebremedhin at
yohannes.gebremedhin@tetrattech.com

Telling Our Story
U.S. Agency for International Development
Washington, DC 20523-1000
<http://stories.usaid.gov>

Building on previous outreach efforts, the Liberia Land Authority (LLA), with support from the Land Governance Support Activity (LGSA), embarked on an awareness campaign starting with Liberia's five southeastern counties. The objectives are to create public awareness on the establishment of the LLA, its mandate, functions and powers, and institutional arrangements and introduce the full LLA Board of Commissioners to the public. Also, the campaign aimed at holding consultations with different communities about crucial land related issues.

In 2016, the Liberian government established the LLA through the Land Authority Act, to bring all land governance functions into one institution and serve as a one-stop-shop for all land administration. For the first time, this campaign created an opportunity for the full Board of Commissioners, composed of the Chairman and four other Commissioners, to engage the public.

The LLA delegation was headed by the Chairman of the LLA, Dr. Cecil Othello Brandy. Chairman Brandy began each event by noting that the issue of land affects every Liberian, and huge problems in the land sector had necessitated a new consolidated agency.

"Our purpose of being here is to let you know that there is a new agency created by an Act of the National Legislature in October 2016 and that agency is called the Liberia Land Authority," Dr. Brandy said.

Presentations by each of the commissioners provided an overview of the LLA's mandate, functions and powers of the Board of Commissioners. There were also presentations on LLA land administration functions, Liberia's land law reform process, the LLA planning functions and discussion of transitional issues. And each commissioners explained their technical areas of responsibility.

LGSA Chief of Party, Dr. Yohannes Gebremedhin told participants they have "a very dynamic and young land authority," but cautioned that it will take time, resources, and effort as the administration is built."

The robust discussion at each event revealed that land disputes over boundaries, disputes between concessionaires and communities, and multiple sale of land remain widespread. Stakeholders in each county on average named 10 major land disputes, in addition to a host of other land-related concerns.

Participants also expressed a strong desire to see the Land Rights Bill passed into law, to allow them to claim ownership over their community lands. The bill was submitted to the legislature in 2014, passed into law by the House of Representatives in August 2017 and is awaiting concurrence by the Senate.

Women's Land Rights Study Launched in Liberia

Dr. Brandy at the launch of the Women's Land Rights Study



Chairman Brandy addressing the launch of the women's land rights study

Hon. Schaak also noted that the research findings were necessary to refine the Land Rights Bill and help the lawmakers make strong land governance law.

"The issue of land rights for women did not only affect my mother but myself as a little child. She is dead and gone but because she was denied land ownership, I am disconnected from my father family because she was not given land there and had to leave after my father's death." – Larmin Mendin; Police Officer and participant in the Study testified at the launch of the study

For more information contact:
USAID/Liberia COR April O'Neill at
aoneill@usaid.gov

LGSA Chief of Party Yohannes
Gebremedhin at
yohannes.gebremedhin@tetrattech.com

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The USAID funded Land Governance Support Activity (LGSA) and the Liberia Land Authority (LLA) have released findings from a major study conducted on women's land rights in Liberia. The launch of the study report marks a milestone in recognizing the roles women play in Liberia's land reform process.

The study was done by LGSA in three of Liberia's fifteen counties - Maryland, Nimba and Grand Bassa Counties - talking to key informants, in both one on one interviews and group discussions.

Speaking at the launch of the study report, Dr. Justine Uvuza of Landesa said the researchers did a gender analysis of existing laws to identify the key issues so that they are incorporated in the land reform process to safeguard the rights of women.

"Land laws are not enough to protect the rights of women," Dr. Uvuza noted.

Also joining the event was the Chairperson of the Women Legislative Caucus, Representative Rosana Schaack, who said "the lawmakers including rural women will work with President George Weah for the implementation of his pledge made for women rights."

Izatta Nagbe, LGSA Gender and Land Specialist, highlighted the major thematic areas of the report as marriage and de facto unions, inheritance, land governance, access to justice and concessions.

The study revealed that women's land rights are not protected as women do not inherit land in most parts of Liberia. It also revealed that there are no secure land rights for women, in terms of women's access, use, and ownership of land.

The launch of the study coincided with the launch of the Gender Unit of the LLA. The Chairman of the LLA, Dr. Othello Brandy, said the land reform process is progressing fast and must be seen as a proper basis on which the government's Pro-Poor agenda hinges.

He stressed that part of the activities of the Gender Unit is to encourage women to obtain training to help them become surveyors. Increased involvement of women will help balance the decisions being made by policy makers in the land sector.

The recommendations from the research findings will help address gender disparities in the context of future land reforms.

‘Mapping’ Progress: New Survey Regulations in Sight

Commissioner Burgess Presents



Commissioner Burgess making a presentation at the survey regulations workshop review as fellow commissioners, LLA chairman and LGSA Chief of Party watch on

“The work of the surveyors, due to the lack of regulations, is loose. The Land Authority is the guiding force for the profession, and this will bring stability and professionalism into the practice of surveying.”

– Commissioner J. Joseph Burgess.

These regulations provide comprehensive guide posts and rules of the road for the surveying industry, bringing Liberia in line with international best practices. They will serve as a strong foundation as the Liberia Land Authority continues to make improvements in the administration of land.

For more information contact:
USAID/Liberia COR April O'Neill at
aoneill@usaid.gov

LGSA Chief of Party Yohannes
Gebremedhin at
yohannes.gebremedhin@tetrattech.com

Telling Our Story
U.S. Agency for International Development
Washington, DC 20523-1000
<http://stories.usaid.gov>

The Liberia Land Authority (LLA), with support from the USAID funded Land Governance Support Activity (LGSA), is set to transform the survey industry in Liberia with new survey regulations. Working in close consultation with the Association of Professional Land Surveyors of Liberia (APLSUL), the new regulations that are being taken through consultative process are expected to overhaul the rules governing surveying activities in Liberia. And they will provide a strong foundation for the privatization of the surveying industry.

Commissioner J. Joseph Burgess Sr, Commissioner for Land Administration at the LLA, who also previously served as Director for the Department of Land Survey and Cartography (DLSC) at the former Ministry of Land, Mines and Energy and Ex-President of APLSUL, expressed excitement about this reform which he says is long awaited.

According to Commissioner Burgess, since 1983, nothing has been done to improve policies and regulations governing surveys in Liberia. He however expressed his hope that this new regulation will address many of the challenges governing survey.

The regulations aim at introducing modern surveying methods and processes. Moreover, the draft survey regulations aim at introducing appropriate governance for land surveying functions in Liberia.

Key stakeholders who are involved in the drafting of the regulations continued to hold consultations to further review and improve the draft document with the objective of producing a final copy soon. When finalized and adopted, these regulations are expected to gradually bring Liberia up to international standards and best practices with respect to land surveying.

Hon. J. Joseph Burgess, Commissioner for Land Administration said with these regulations, “the [survey] profession will have the tools to come together for the better practice of the profession and the development of the kind of land information system we need. When the dos and don’ts are spelled out people will be able to do the right thing.”

The workshops that were held for reviewing the draft land survey regulations enabled the drafters of the regulations to gather good feedback from vigorous discussions and debate. APLSUL was a strong partner for the LLA throughout the process, reflecting its own growth as an organization as the survey functions transition to primarily private practice. When the document is finalized and approved, surveyors will have a comprehensive set of regulations to guide and inform their work.

ANNEX 2: LGSA MITIGATION MEASURES AND MONITORING PROTOCOL

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity 1.1 Provide Advisory and Demand Driven Support to Land Policy Development</p> <p>Condition: Technical assistance and recommendations to the development of policy and legal frameworks must be consistent with Liberian environmental regulations and should incorporate best practice standards in land tenure, property rights, and natural resource management.</p> <p>Mandatory reference: VGGTs</p> <p>USAID Sector Environmental Guidelines, http://www.usaidgems.org/sectorGuidelines.htm, as applicable to the described TA.</p>	<p>LGSA will employ a proactive approach to promote broad-based stakeholder engagement in all policy development. This includes, for each such event:</p> <p>a) Distributing invitations and issuing public announcements to announce meetings/ consultations at least a week, though preferably at least two weeks, prior to the event</p> <p>b) Representatives from organizations with a diverse group of interests being invited into policy dialogue activities</p> <p>c) Collecting signed attendance/ participation forms</p> <p>d) Preparing and distributing minutes from each event to all invitees (which will include the full list of participants)</p> <p>e) Request response and follow up from participants</p> <p>In addition, scopes of work will include reference to the need to ensure that broad interests are represented in decision-making processes and technical recommendations.</p>	<p>Project records (dated copies of invitations/ transcripts of public announcements will be attached to dated meeting agendas and meeting minutes [inclusive of participant lists])</p>	<p>Policy engagement efforts will be reported in quarterly reports. These reports will document clearly the diversity of views that inform policy decisions. TA SOWs that support decision-making processes.</p>	<p>Integrated into activity costs</p>	<p>COP</p>	<p>MLCW</p>	<p>6/30/18</p>	<p>Yes</p>

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
Activity 1.2 Conduct and Disseminate Policy Research and Analysis Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.	LGSA will develop and implement a strategy of communicating sound environmental management as it pertains to land use management to land administrators/authorities, and governmental and non-governmental organizations, land authorities and pilot communities in preparation for pilot activities.	N/A	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/18	N/A
Activity 1.3 Develop and Disseminate Public Information on Proposed Reforms Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.	The project will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.	N/A	Reported in Quarterly Reports	Integrated into activity costs	COP and Communications and Outreach Specialist	MLCW	6/30/18	N/A

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
Activity 2.1 Support Master's-Level Training of GOL Land Governance Institutions Negative Determination with the following conditions: Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant. Mandatory references: VGGTs and the Environmental Guidelines for Small-Scale Activities in Africa.	Choose land governance trainings/ Master's level training with best practice standards.	Curriculum inclusive of international best practices on land tenure.	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/18	N/A
Activity 2.2 Support Decentralized Management and Institutional Capacity Development Including Training Negative Determination with the following conditions: Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant. Mandatory references: VGGTs and the Environmental Guidelines for Small-Scale Activities in Africa.	For all training with government officials LGSA will research and document best practices relevant to the project scope in land tenure and property rights, natural resource management and environmental compliance.	Curriculum inclusive of international best practices on land tenure.	Reported in Quarterly Reports	Integrated into activity costs	Land Administration Specialist	MLCW	6/30/18	N/A

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
Activity 2.3 Increase Awareness and Capacity of GOL Land Governance Institutions Negative Determination with the following conditions: Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant. Mandatory references: VGGTs and the Environmental Guidelines for Small-Scale Activities in Africa.	LGSA will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.	Training curriculum inclusive of international best practices on land tenure.	Reported in Quarterly Reports	Integrated into activity costs	Communications and Outreach Specialist	MLCW	6/30/18	Yes
Activity 2.4 Preservation of DLSC Documents Condition: Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.	Preservation of DLSC documents will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.	N/A	Reported in Quarterly Reports	Integrated into activity costs	Land Administration Specialist	MLCW	6/30/18	N/A

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
Activity 2.5 Introduction of Spatial Data Infrastructure and Implementation of Data Standards for the Land Information System Condition: Technical assistance and recommendations to the development of policy and legal frameworks must be consistent with Liberian environmental regulations and should incorporate best practice standards in land tenure, property rights, and natural resource management. Mandatory reference: VGGTs and USAID Sector Environmental Guidelines, http://www.usaidgems.org/sectorGuidelines.htm , as applicable to the described TA.	Spatial Data Infrastructure and Data Standards will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.	Consistent with Liberian environmental regulations and incorporate international best practices in land tenure.	Reported in Quarterly Reports	Integrated into activity costs	Land Administration Specialist	MLCW	6/30/18	N/A
Activity 2.6 Develop Business Plan for Liberia Land Authority and Support Institutional Transition and Establishment of Management Systems for Sustainability Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.	LLA Business Plan will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.	N/A	Reported in Quarterly Reports	Integrated into activity costs	Land Administration Specialist	MLCW	6/30/18	N/A

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
Activity 2.7 Support Public Outreach and Awareness Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.	LGSA will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.	N/A	Reported in Quarterly Reports	Integrated into activity costs	Communications and Outreach Specialist	MLCW	6/30/18	Yes
Activity 3.1 Develop Learning Agenda for Customary Land Rights Implementation Categorical Exclusion Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.	Learning Agenda and subsequent studies will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.	N/A	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/18	N/A

<p>Activity 3.2 Develop, Field Test & Revise Processes for Customary Land Rights Implementation</p> <p>Negative Determination subject to the following conditions:</p> <ul style="list-style-type: none"> Pilot activities for the implementation of customary land rights will incorporate best practice standards in land tenure, property rights, and community-based natural resource management, including the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa. All pilot activities will include capacity building of customary land holding groups consistent with good practice guidelines and addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness. A comprehensive environmental mitigation and monitoring plan must be developed for all potential land governance field pilot activities. The EMMP must abide by the 'best practice' standards in land tenure and property rights, natural resource management and environmental compliance, including, but not limited to, the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa. The 	<ul style="list-style-type: none"> Pilot activities will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management. Train pilot communities on best practices addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness. Monitor pilot activity sites for changes in land use, particularly changes in forest cover, compared with similarly-situated control communities. 	<ul style="list-style-type: none"> Consistent with Liberian environmental regulations and incorporate international best practices in land tenure. Training curriculum inclusive of international best practices on land tenure. No changes in land use, particularly changes in forest cover in pilot activity sites. 	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/18	N/A
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Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>EMMP must be reviewed and approved by the AOR/COR and Mission Environmental Officer. All field pilot activities will then be reviewed within the framework of the approved EMMP. Field pilot activities not covered within the scope of the approved EMMP will trigger an additional screening process, as set out by the AFR Environmental Review Form/Environmental Review Report ERF/ERR (available at http://www.usaidgems.org/subsidiary.htm). In these cases, the ERF/ERR must be completed and approved by the AOR/COR and MEO prior to awards for pilot activities.</p> <ul style="list-style-type: none"> Pilot activities will be monitored for changes in land use, particularly changes in forest cover, compared with similarly-situated control communities. 								

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
Activity 3.3 Facilitate Community-Led Processes to Strengthen Community Land Governance Negative Determination with the following conditions: Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant. Mandatory references: Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.	<ul style="list-style-type: none"> Pilot activities will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management. Train pilot communities on best practices addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness. 	<ul style="list-style-type: none"> Consistent with Liberian environmental regulations and incorporate international best practices in land tenure. Training curriculum inclusive of international best practices on land tenure. 	Reported in Quarterly Reports	Integrated into activity costs	Community Engagement Specialist	MLCW	6/30/18	Yes

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
Activity 3.4 Conduct Capacity Building of Communities, Local Institutions and Stakeholders Negative Determination with the following conditions: Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant. Mandatory references: Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.	Train pilot communities on best practices addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness.	Training curriculum inclusive of international best practices on land tenure.	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/18	N/A
Activity 3.5 Develop Phased and Costed Implementation Plan Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.	Implementation Plan will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.	N/A	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/18	N/A

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
Activity 3.6 Disseminate Action Research Findings Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.	Dissemination of findings will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.	N/A	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/18	Yes
Activity 4.1 Design and Implement Public Information Campaigns Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.	LGSA will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.	N/A	Reported in Quarterly Reports	Integrated into activity costs	Communications and Outreach Specialist	MLCW	6/30/18	Yes
Activity 4.2 Develop and Manage GUC Supporting Civil Society and Private Sector Mitigation measures flow down to grantees as appropriate.	N/A	N/A	N/A	N/A	Subcontracts and Grants Specialist	MLCW	6/30/18	Yes

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
Activity 4.3 Strengthen Private Professional Organizations of Surveyors and Land Professionals Negative Determination with the following conditions: Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant. Mandatory references: Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.	Train professional organizations on best practices addressing issues of sustainable land use and management, surveying, geodesy, social impacts of land use planning, and environmental soundness.	Training curriculum inclusive of international best practices on land tenure.	Reported in Quarterly Reports	Integrated into activity costs	Land Administration Specialist	MLCW	6/30/18	N/A



U.S. Agency for International Development

1300 Pennsylvania Avenue, NW

Washington, DC 20523

Tel: (202) 712-0000

Fax: (202) 216-3524

www.usaid.gov